

NOTICE OF INTENT TO ACT UPON A REGULATION

NOTICE OF HEARING FOR THE ADOPTION, AMENDMENT OR REPEAL OF REGULATIONS OF THE COMMISSION OF APPRAISERS OF REAL ESTATE

LCB FILE No. R018-25

The Nevada Commission of Appraisers of Real Estate will conduct a public hearing at **9:00 a.m. on Tuesday, April 21, 2026**. The purpose of the hearing is to receive comments from all interested persons regarding the adoption of regulations that pertain to Chapter 645C of the Nevada Administrative Code.

Members of the public can listen to the hearing and participate during the agenda items designated for public comment in person, virtually or by telephone.

[MEETING LINK](#)

TEAMS DIAL-IN NUMBER: (775) 321-6111

MEETING NUMBER (ACCESS CODE): 204 752 72#

If the above link does not work, enter the information manually:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

TEAMS VIRTUAL MEETING ID: 274 290 119 664 96

MEETING PASSWORD: Rt2mP9WF

The following information is provided pursuant to the requirements of NRS 233B.060:

Information Regarding Adoption

Upon adoption of any regulation, the agency, if requested to do so by an interested person, either prior to adoption or within 30 days thereafter, shall issue a concise statement of the principal reasons for and against its adoption, and incorporate therein its reason for overruling the consideration urged against its adoption.

1. **Purpose and need of the proposed regulations**

The experience requirements for certification and licensing are being adjusted to align with national standards. The experience hours and commission meeting attendance requirements for interns are being adjusted in an effort to decrease the licensing process. The names for required USPAP courses are being updated to the approved names by The Appraisal Foundation.

2. Terms of the proposed regulations

- Update to the name of the National USPAP Continuing Education Course
- Update to the name of the National USPAP Course
- Standards for insufficient fund transactions
- Requirements for intern experience hours
- Requirements for residential appraiser experience
- Requirements for certified residential experience
- Requirements for certified general experience
- Standards for licensing reciprocity
- Standards for supervisory appraiser status
- Education requirements for renewal of certificate and/or license
- Amended instructor qualifications
- Additional required instruction courses

3. Estimated Economic Effect

(a) Adverse effects:

The amended requirement for interns to attend commission meetings prior to licensing, should reduce the timeframe of the licensing process for new applicants. Aligning the experience requirements to the national standards will not have any adverse impact on business. The reduction of the timeframe for supervision, may benefit the interns as well, allowing them to complete their training and work in a more expeditious manner.

(b) Beneficial effects:

The additional changes to the attendance for commission meetings, and the lessening of restrictions on interns should help increase the number of appraisers throughout the state. The public will benefit as there will be a larger selection of professionals to choose to hire. The industry will benefit as there will be continued growth in the number of licensed professionals.

(c) Immediate effect:

An increase in the number of interns for an approved supervisor will allow more interns to gain appraisal experience and allow Supervising Appraisers to mentor future appraisers. Thereby increasing the number of appraisal services available for the public and private industry throughout the state. The reduction of experience hours required will increase the number of appraisers throughout the state, especially in the

(d) Long term effects:

The increased number of appraisers throughout the state, especially in the rural areas of the state, will provide more diverse options of appraisal professionals and increase business for the appraisal industry.

4. Estimated Cost to the Agency.

There will be no additional cost to the agency for enforcement of LCB File No. R018-25.

5. Duplication with other Agencies:
LCB File No. R018-25 does not include any provisions which duplicate or are more stringent than federal, state or local standards.
6. Federal Law:
LCB File No. R018-25 does not include any provisions which duplicate or are more stringent than federal, state or local standards.
7. Federal Regulation:
LCB File No. R018-25 does not include any provisions which duplicate or are more stringent than federal, state or local standards.
8. New Fee Established:
LCB File No. R018-25 does not establish any new fees.

Comments and Written Submissions

Persons wishing to comment on the proposed action of the Commission may appear at the scheduled public hearings or may address their comments, data, views or arguments, in written form to:

Nevada Real Estate Division
Attn: Shareece Bates, Administration Section Manager
3300 W. Sahara Avenue, Suite 350
Las Vegas, NV. 89102
PublicComments@red.nv.gov

Written submissions must be received by the Division no later than Tuesday, February 20, 2024. If no person who is directly affected by the proposed action appears to request time to make an oral presentation, the Commission may proceed immediately to act upon any written submissions.

Copies of Proposed Regulation

A copy of this notice and the proposed regulation will be on file at the State Library, 100 Stewart Street, Carson City, Nevada for inspection by members of the public during business hours. Additional copies of the notice and the proposed regulation are available on the Division website at www.red.nv.gov and at the Division office:

Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, NV. 89102

The text of each regulation will include the entire text of any section of the Nevada Administrative Code, which is proposed for amendment or repeal. This notice and the text of the proposed regulation are also available in the State of Nevada Register of

Administrative Regulations which is prepared and published monthly by the Legislative Counsel Bureau pursuant to NRS 233B.0653 and on the Internet at:

https://www.leg.state.nv.us/register/indexes/2025_NAC_REGISTER_NUMERICAL.htm

Copies will also be mailed to members of the public upon request. A reasonable fee may be charged for copies if it is deemed necessary.

Upon adoption of any regulation, the agency, if requested to do so by an interested person, either before adoption or within 30 days thereafter, will issue a concise statement of the principal reasons for and against its adoption and incorporate therein its reason for overruling the consideration urged against its adoption.

This notice of hearing has been posted at the following locations:

Nevada Real Estate Division
1818 E. College Parkway, Suite 110
Carson City, Nevada 89706

Carson City Library
900 N. Roop Street
Carson City, Nevada 89701

Churchill County Library
553 S. Maine Street
Fallon, Nevada 89406

Elko County Library
720 Court Street
Elko, Nevada 89801

Lincoln County Library
63 Main Street
PO Box 330
Pioche, Nevada 89043

Lyon County Library
20 Nevin Way
Yerington, Nevada 89447

Tonopah Public Library
167 S. Central Street
Tonopah, Nevada 89049

Washoe County Library-Reno
301 S. Center Street
Reno, Nevada 89501

Battle Mountain Library
625 S. Broad Street
Battle Mountain, Nevada 89820

State of Nevada Legislative Counsel
Bureau website
<https://www.leg.state.nv.us/>

State of Nevada Public Notice website
<https://notice.nv.gov/>

Nevada State Business Center
3300 W. Sahara Avenue
Las Vegas, Nevada 89102
www.red.nv.gov

Las Vegas-Clark County Library
833 N. Las Vegas Boulevard
Las Vegas, Nevada 89101

Douglas County Public Library
1625 Library Lane
Minden, Nevada 89423

Goldfield Public Library
PO Box 430
Goldfield, Nevada 89013

Humboldt County Library
85 E. Fifth Street
Winnemucca, Nevada 89445

Storey County Library
PO Box 999
175 E. Carson Street
Virginia City, Nevada 89440

Mineral County Library
PO Box 1390
Hawthorne, Nevada 89415

Pershing County Library
400 Main Street
Lovelock, Nevada 89419

White Pine County Library
950 Campton Street
Ely, Nevada 89301